

EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

January 28, 2022

Town of Skaneateles Planning Board
24 Jordan Street
Skaneateles, NY 13152

Re: Peter and Renee Teller - Site Plan Review
1818 West Lake Road -
Tax Map # 062.-01-08.1

NARRATIVE

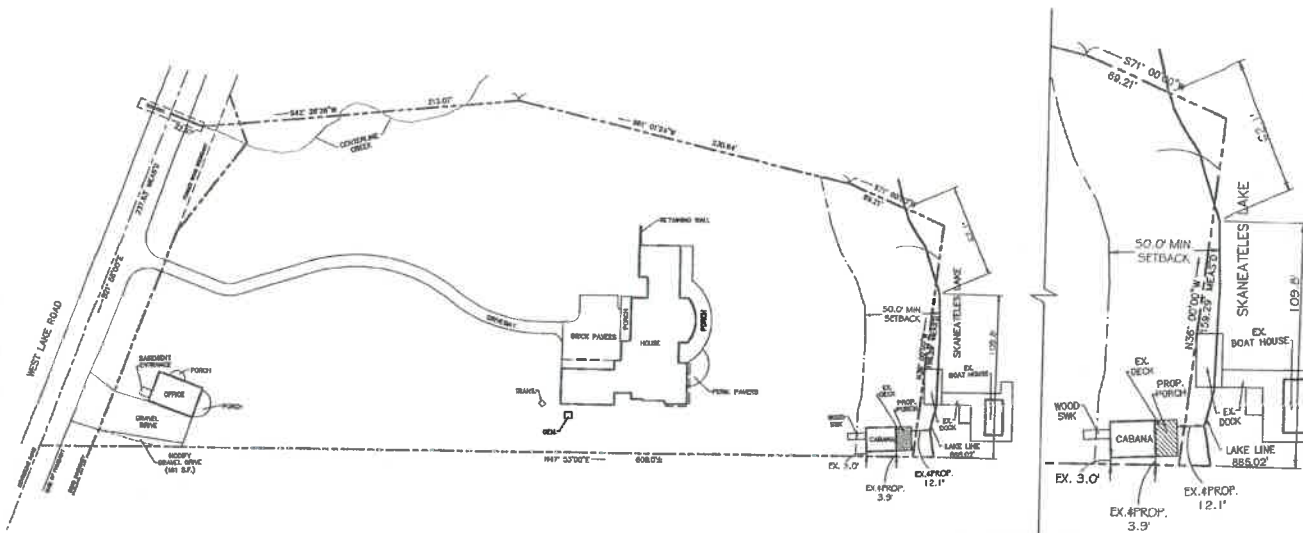
The property at 1818 West Lake Road is 109,666 SF, has 171.9 ft of lake frontage and 237.6 ft on West Lake Road in the RF District and Skaneateles Lake watershed. The property has a Single Family Dwelling, Office and Cabana as well as a dock and boat canopy on it. A watercourse is located in the north west edge of the property. The Cabana is nonconforming to south side yard setback and consist of a half bath, mudroom, sitting area and 10 ft x 16 ft deck. The shoreline structures are 2,041 SF, ISC is 11.6% and TSC is 12.1%.

This application is to construct a roof over the existing Cabana deck. The peak will be lower than the existing Cabana roof and the setbacks do not change. To compensate for the 161 SF additional ISC, 161 SF of gravel driveway will be removed by the office. The shoreline structures area will remain the same. The ISC will remain at 11.6% and TSC will decrease to 12.0%.

There will be no ground disturbance in that the posts for the roof structure will rest on the existing deck over the existing piers. In that this is a modification of a shoreline structure, Site Plan Review is required.

(315) 685-8144

Member of the American Institute of Architects



SITE PLAN
 SC.: 1" = 60'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
 DONE BY LEHR LAND SURVEYORS, P.L.S., DATED 1/22/2013
 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
 ARCHITECTS, P.C.

LOT AREA TO ROADLINE		109666 SF
SHORELINE		111.9 LF
IMPERMEABLE COVERAGE		
	EXIST.	PROPOSED
HOUSE	5,078 SF	5,078 SF
PORCHES	1253 SF	1253 SF
CABANA	327 SF	488 SF
RET. WALL	13 SF	13 SF
OFFICE	696 SF	696 SF
DRIVEWAY	2,295 SF	2,295 SF
GRAVEL DRIVE	1,487 SF	1,326 SF
BRICK PAVERS	1,505 SF	1,505 SF
GENERATOR	21 SF	21 SF
TOTAL	12,675 SF	12,675 SF
% IMPERMEABLE	11.6 %	11.6 %

SITE PLAN
 SC.: 1" = 40'-0"

PERMEABLE COVERAGE		
	EXIST.	PROPOSED
DECK	161 SF	161 SF
DOCK	211 SF	211 SF
PERM PAVERS	221 SF	221 SF
WOOD SIDEWALK	48 SF	48 SF
PERMEABLE	641 SF	480 SF
IMPERMEABLE	12,675 SF	12,675 SF
TOTAL	13,316 SF	13,155 SF
% T&C	12.1 %	12.0 %

LAKE FRONT STRUCTURES		
	EXIST.	PROPOSED
CABANA	327 SF	488 SF
DOCK/BOAT HOUSE	1505 SF	1505 SF
WOOD SIDEWALK	48 SF	48 SF
DECK	161 SF	161 SF
TOTAL	2,041 SF	2,041 SF

SITE PLAN

PETER & RENEE TELLER
 1018 WEST LAKE ROAD
 TN. OF SKANEATELES, NY

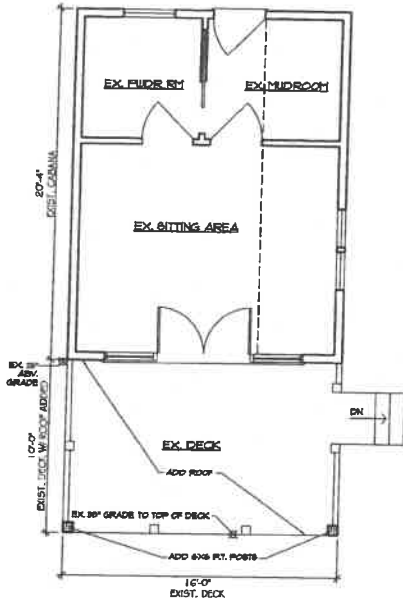
architect

EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESSEE STREET
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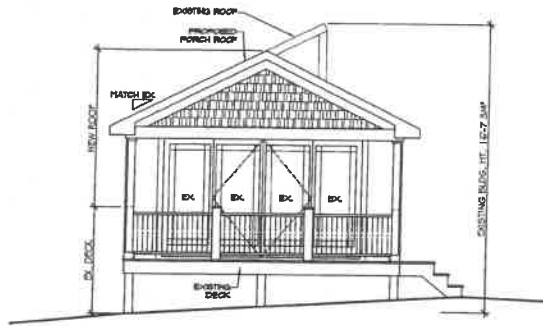
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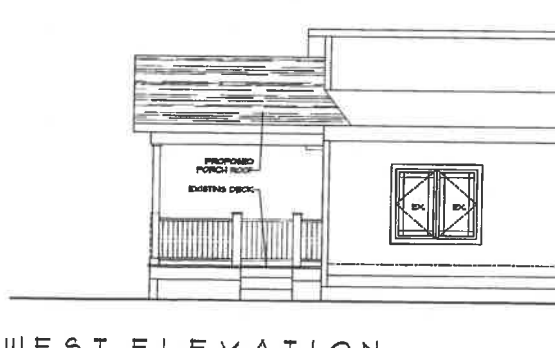
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FIRST FLOOR PLAN
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"

GUEST HOUSE MODIFICATION
 PETER & RENEE TELLER
 1.818 WEST LAKE ROAD
 TN. OF SKANEATELES, NY

architect
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 1391 EAST GENESEE STREET
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PROJ: 21126

DATE:
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